

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	99.11 %	99.53 %	17	96.45 %	68	71	
% of Funds Disbursed	88.65 %	93.38 %	26	87.93 %	41	43	
Leveraging Ratio for Rental Activities	56.49	4.82	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.07 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.37 %	72.02 %	20	70.15 %	37	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	81.70 %	1	80.67 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	37.14 %	29	45.30 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.39 %	1	95.32 %	100	100	
Overall Ranking:			In State:	20 / 29	Nationally:	46 43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,500	\$19,552		\$26,635	4 Units	1.90 %	
Homebuyer Unit	\$17,555	\$16,147		\$14,938	205 Units	98.10 %	
Homeowner-Rehab Unit	\$0	\$16,057		\$20,675	0 Units	0.00 %	
TBRA Unit	\$0	\$5,906		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$143,729

\$97,193

\$95,185

\$102,122

\$39,590

\$74,993

\$0

\$16,244

\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.2 %

1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	100.0	6.9	0.0	0.0	Single/Non-Elderly:	0.0	30.4	0.0	0.0
Black/African American:	0.0	86.3	0.0	0.0	Elderly:	100.0	2.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	50.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	15.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.5	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	4.4	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	100.0	27.9	0.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	0.0	29.4	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	20.1	0.0	0.0	Other:	0.0			
4 Persons:	0.0	11.3	0.0	0.0	No Assistance:	100.0			
5 Persons:	0.0	6.9	0.0	0.0					
6 Persons:	0.0	2.9	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	1.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 46
 (Percentile)
 State Rank: 20 / 29 PJs Overall Rank: 43
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	68.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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